



# Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 | [www.VeniceNC.org](http://www.VeniceNC.org)

Email: [Chair-LUPC@VeniceNC.org](mailto:Chair-LUPC@VeniceNC.org)



## LAND USE AND PLANNING COMMITTEE REGULAR MEETING DRAFT MINUTES

**Date:** October 5, 2023 | **Time:** 7:00 p.m.

**Location:** Oakwood Recreation Center

**Address:** 767 California Avenue | Venice, CA 90291

*Translation Services: Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte [Secretary@VeniceNC.org](mailto:Secretary@VeniceNC.org) para avisar al Concejo Vecinal.*

Comments from the public on other matters not appearing on the agenda that are within the Committee’s jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the committee is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future committee meeting. Public comment is limited to one (1) minute per speaker, unless adjusted by the presiding officer of the committee. Public comments for LUPC Meetings may be emailed to the entire committee at [LUPC@venicenc.org](mailto:LUPC@venicenc.org). When submitting a public comment, please reference the project address and planning case number in the subject line of the email.

### 1. CALL TO ORDER

Meeting called to order at 7 p.m.

### 2. ROLL CALL

<input checked="" type="checkbox"/> Corinne Baginski	<input checked="" type="checkbox"/> Todd Lorber	<input type="checkbox"/> Mark Mack
<input checked="" type="checkbox"/> Andreas Ramani	<input checked="" type="checkbox"/> Robin Rudisill	<input checked="" type="checkbox"/> Gabriel Smith
<input checked="" type="checkbox"/> Richard Stanger	<input checked="" type="checkbox"/> Michael Jensen (Chair)	<input checked="" type="checkbox"/> Steven Williams

### 3. CHAIR ANNOUNCEMENTS

Announcements by LUPC Chair:

### 4. APPROVAL OF MINUTES

#### A. Minutes from 7/27/2023 LUPC Regular Meeting

Draft Minutes: <https://www.venicenc.org/assets/documents/5/meeting64f680bcdfff7.pdf>

Motion: Approve minutes from 7/27/2023 LUPC Regular Meeting

Maker / 2nd: Corinne / Richard

Vote: Yea: 2 (CB, MJ) / Nay: 1 (RR) / Abstain: (RS, SW, TL, GS) / Recuse: 0 / Ineligible: 0

**5. DECLARATION OF CONFLICTS OF INTEREST OR EX PARTE COMMUNICATIONS**

LUPC members to declare any conflicts of interest or *ex-parte* communications relating to items on this meeting’s agenda. For more information, please see Fair Political Practices Commission Overview of Conflicts of Interest, available at <https://www.fppc.ca.gov/content/dam/fppc/NS-Documents/TAD/Campaign%20Documents/Conflicts%20Guide%202022.pdf>.

None declared

**6. GENERAL PUBLIC COMMENT (LIMITED TO ITEMS NOT ON AGENDA)**

Public comment is limited to one (1) minute per speaker with a total comment time not to exceed ten (10) minutes, unless adjusted by the Chair. No comment on items appearing on the Agenda are permitted. No committee member announcements are permitted.

Robin M – spoke about removal of plants on Venice median, removal of playground on Venice Beach, and other projects in public spaces

Erica M – announced Town Hall Nov 11 for Community Plan update

**7. COMMITTEE ORIENTATION (45 MINUTES)**

RR moved to postpone further discussion of orientation materials (Item 7) and discussion of de minimus cases (Item 8) until legal standard is agreed upon. Seconded by GS.

Vote: Yea: 6 (CB, SW, TL, GS, RR, AR) / Nay: 0 / Abstain: 2 (MJ, RS) / Recuse: 0 / Ineligible: 0

**8. DE MINIMUS CASES FOR VNC CONSENT CALENDAR**

Postponed

Address	Case No.	Description
10 E 30th Ave	DIR-2021-10130 CDP-MEL-SPP	Coastal Development Permit, Mello act review and Venice Specific Plan review for an ADU with additions to a residence and roof deck (dual jurisdiction)
428 E. 28 <sup>th</sup> Ave	DIR-2021-2003 CDP-MEL	coastal development permit with Mello Act compliance to remodel/addition to an existing single family dwelling (2,016 sf) and construction of a new attached accessory dwelling unit (ADU)
621 E. California Ave	ZA-2022-2418	Wall hedge variance for existing 6'-6" tall fence and 8' tall hedge in front yard.
731 Indiana Ave.	DIR-2022-2656 CDP-MEL	A conversion of a detached accessory building into an ADU
30 E Quarterdeck	DIR-2022-2860 CDP-SPP	A project permit compliance in the Venice Specific Plan to add a stairwell for roof access and provide guardrails in roof deck
923 W. Burrell St.	DIR-2022-2898 CDP-MEL-HCA	Convert (e) detached storage into (n) ADU
120 E. Reef Mall	DIR-2022-3073 CDP-SPP	Addition of 930 SF to (e) SFD. Addition at 2nd floor is expansion of master suite. Addition at 3rd floor is a family room, gym area, 2 bedrooms and 1 bathroom. Addition of roof deck above

<b>Address</b>	<b>Case No.</b>	<b>Description</b>
518 Sunset Ave.	DIR-2022-3054 CDP-MEL-HCA	CDP for new construction/conversion to create 1 new ADU
1624 S. Crescent Pl.	DIR-2022-3085 SPP	the demolition of a detached two-car garage and construction, use, and maintenance of a 192 square foot one-car carport and 125 square foot uncovered parking area for one car.
3105 S. Carter Ave.	DIR-2022-3555 CDP-MEL-HCA	Conversion of existing recreation room above garage into ADU. Enclose 1st floor patio and 2nd floor patio
712 Woodlawn Ave	DIR-2022-4696 CDP-MEL-HCA	New accessory dwelling unit
846 W. Dickson St.	DIR-2022-5795 CDP-MEL	construction of a new two-story 4,415 SF single family dwelling with an attached two-car garage
122 E. Breeze Ave.	DIR-2022-6093 CDP-SPP-MEL-HCA	Addition and remodel of an existing SFD along with the construction of a new attached ADU.
221-225 5th	DIR-2022-6509 CDP-MEL	Remodel and addition to attach two existing SFDs and create a duplex with a roof deck with Mello Act compliance review
17 E. Galleon	ZA-2022-6935 CDP-SPP-ZAA-MEL	A remodel to an existing single family dwelling with a reduced setback
2005 S Alberta Ave	DIR-2022-7773 CDP	New full second & partial third story to existing one-story single family dwelling
2339 Abbot Kinney	DIR-2022-8511 CDP-MEL-HCA	Conversion of a three-car garage to an accessory dwelling unit
2504 S Pacific	DIR-2022-9153 CDP-MEL-HCA	Conversion of three (3) existing storage rooms into three (3) accessory dwelling units across 3 parcels
1 E. Catamaran	ZA-2023-116-ZAA	reduced southerly side yard setback and new balconies
1022 Garfield Ave	DIR-2023-156 CDP-MEL-HCA	Conversion of an existing 410 SF 2-car garage into an ADU.
800 W. Howard	DIR-2023-253 CDP-MEL-HCA	Construction, use, and maintenance of a 497 SF ADU above an existing one-story garage located in the Venice Coastal Zone and R1 Zone.
2823 Clune Ave.	DIR-2023-314 CDP-MEL-HCA	Convert existing 597 SF detached garage to an accessory dwelling unit
234 Ruth Ave	DIR-2023-423 CDP-MEL-HCA	Construction of a new 366-sf. 1-bedroom ADU above an existing garage structure in the backyard.
3129 Stanford	DIR-2023-443 CDP-MEL-HCA	2nd floor addition to an existing SFD and an addition to an existing garage on 2nd story for an ADU.
1121 E. Van Buren	DIR-2023-472 CDP-MEL-HCA	Conversion of an existing 332 SF Garage with an addition of 128 SF to an ADU and an addition of 150 SF to an existing SFD.
23 Buccaneer St.	DIR-2023-538 CDP-MEL-HCA	CDP to allow the conversion of existing space to ADU.
4815 S. Ocean Front Walk	DIR-2023-865 CDP	Interior remodel and third story addition with rooftop deck
23 E. 27 <sup>th</sup> Ave.	DIR-2023-1110 SPP	Interior/exterior alteration to (E) single-story SFD to change doors and windows, add a bathroom, add a skylight, replace roof (like for like), and new in-ground swimming pool.

Address	Case No.	Description
4296 Lincoln Blvd.	DIR-2023-1218-CDO	Installation of one 66" x 75" wall sign on an existing two-story building located in the Lincoln Boulevard CDO zoned [Q]M2-1-CDO
833 Indiana Ave.	DIR-2023-1362-CDP-MEL-HCA	The conversion of an existing 554 square foot garage into a new Accessory Dwelling Unit (ADU) and construction, use, and maintenance of a 190 square foot addition to the ADU.
650 E. Indiana Ave.	DIR-2023-1377-CDP-MEL-HCA	Conversion of existing 368 sq ft rec room to and an ADU located in the Venice Coastal Zone and RD1.5-1 Zone
21 E. Reef St.	DIR-2023-2563-SPP	45-sf addition (infill at 2nd floor balcony) 24sf addition at entryway, remodel, and new roof deck
412 Brooks Ave.	DIR-2023-2565-CDP-MEL	2nd floor ADU addition to existing multi-family
664 E. Westminster Ave.	DIR-2023-3293-CDP-MEL-HCA	New detached one-story ADU with a rooftop deck
1600-1609 Main St.	DIR-2023-3317-CDP-SPP	Change of use from office and retail to office and health club
1728 Abbot Kinney Blvd.	DIR-2023-3838-CDP-SPP	Change of use in an existing building to convert a portion of the building from office to medical offices and small cafe at ground floor
708 E. Machado Dr.	DIR-2023-3934-CDP-MEL-HCA	Conversion of existing garage into an accessory dwelling unit
528 E. Westminster Ave.	DIR-2023-3978-CDP-MEL-HCA	Demolition of an existing detached garage and construction of a new ADU over a 6-car carport

Public Comment:

[Click here to enter text.](#)

Motion: LUPC recommends VNC President issue *de minimus* letter for the above projects.

Maker / 2nd: \_\_\_\_\_ / \_\_\_\_\_

Vote: Yea: \_\_\_\_ / Nay: \_\_\_\_ / Abstain: \_\_\_\_ / Recuse: \_\_\_\_ / Ineligible: \_\_\_\_

## 9. CASE ASSIGNMENTS

Chair assigns the below cases.

Address	Case No.	Description	Staff
601-601½ Ocean Front Walk	DIR-2023-3897 -CDP-SPP	Demolition of existing surface parking lot and new construction of a new, 1-story 9,235 SF retail commercial structure with parking	GS/RR
1301 Abbot Kinney	ZA-2015-1155-SPP-CDP-MEL-ZV-1A	Demo of an existing duplex and single family residence. the construction of a new 3-story building with retail and 3 artist in residence unit with roof deck	

726 Rose Ave.	CPC-2022-8746-DB- CDP-SPP-MEL-VHCA- PHP	Demo of the existing structure for the construction of a 4-story (46'-8" feet), 10-unit, mixed-use development located in the Venice Coastal Zone Specific Plan zoned C2-1	CB/SW
10 E Washington Blvd	APCW-2022-792-SPE- CDP-CUB-ZV-SPP	addition of a 623 SF uncovered outdoor dining area to existing restaurant located in the Venice coastal zone zoned C4-1.	TL/AR

**10. MEETING ADJOURNED**

Meeting adjourned at 8 p.m.

### **ADA Access**

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least three (3) business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: [NCsupport@lacity.org](mailto:NCsupport@lacity.org).

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- Beyond Baroque, 681 Venice Blvd., Venice, CA 90291
- [www.VeniceNC.com](http://www.VeniceNC.com)
- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System (ENS) at <https://lacity.gov/government/subscribe-agendas/neighborhood-councils>.

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If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01, *et seq.* More information is available at [www.ethics.lacity.org/lobbying](http://www.ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org).

### **Public Access of Records**

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website: [www.VeniceNC.org](http://www.VeniceNC.org) or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact, [Secretary@VeniceNC.org](mailto:Secretary@VeniceNC.org). Reconsideration and Grievance Process - For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website [www.VeniceNC.org](http://www.VeniceNC.org).

### **Reconsideration and Grievance Process**

For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website [www.VeniceNC.org](http://www.VeniceNC.org).